



City of El Paso – City Plan Commission Staff Report **(REVISED)**

Case No: PZRZ13-00037 (Related to Special Permit Application PZST13-00027)
Application Type: Rezoning
CPC Hearing Date: April 24, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 5713 - 5717 Welch Avenue
Legal Description: A portion of Lots 14-26, Block 4, Hughes Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.458-acre
Rep District: 3
Current Zoning: R-5 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: No
Request: From R-5 (Residential) to S-D (Special Development)
Proposed Use: Retail and Office

Property Owner: Jorge Valenzuela
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings
South: M-1 (Light Manufacturing) / Warehouse
East: M-1 (Light Manufacturing) / Warehouse
West: M-1 (Light Manufacturing) / Warehouse

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: San Juan Placita (1,590 feet)

NEAREST SCHOOL: Cooley Elementary (1,828 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through community development department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 9, 2014. The Planning Division received a letter in support to the rezoning request, (see Attachment #4).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to S-D (Special Development) to allow for retail and office development. Retail and office uses are not a permitted in the R-5 (Residential) district. The subject property is 0.458-acres in size and is currently vacant. The detailed site plan shows a 5,792 sq. ft. retail and office building. Access to the subject property is provided from Welch Avenue. This case is related to the special permit application - PZST13-00027.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development). The recommendation is based on the compatibility with surrounding R-5 (Residential) and M-1 (Light Manufacturing) districts and uses in the area of the subject property. This case is related to the special permit application - PZST13-00027.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of S-D (Special Development) is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

1. No objection to rezoning request.
2. TIA is not required.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections.

Fire Department

No objections to the rezoning.

El Paso Water Utilities

We have reviewed the request referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main that extends along Welch Ave. located approximately 25 feet south of the property's southern property line. This water main is available for service.
3. There is an existing 8-inch diameter water main that extends along Glenwood Dr. located approximately 7.5 feet west of the property's western property line. This water main is available for service.
4. Previous water pressure readings conducted on fire hydrant No. 5414 located at the NE corner of the intersection of Glenwood Dr. and Welch Ave. have yielded a static pressure of 92 pounds per square inch (psi), a residual pressure of 83 psi and a discharge of 1,233 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of

each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

6. EPWU-PSB records indicate a vacant 1 1/2-inch water meter serving the subject property. The service address for this meter is 5830 Welch Ave.

Sanitary Sewer:

7. There is an existing 12-inch diameter sanitary sewer main that extends along Welch Ave located approximately 10 feet south of the property's southern property line. This main is available for service.
8. There is an existing 8-inch diameter sanitary sewer main that extends along Glenwood Dr. located approximately 21 feet west of the property's western property line. This main is available for service.

General:

9. A new service application is required for additional water and sanitary sewer services. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

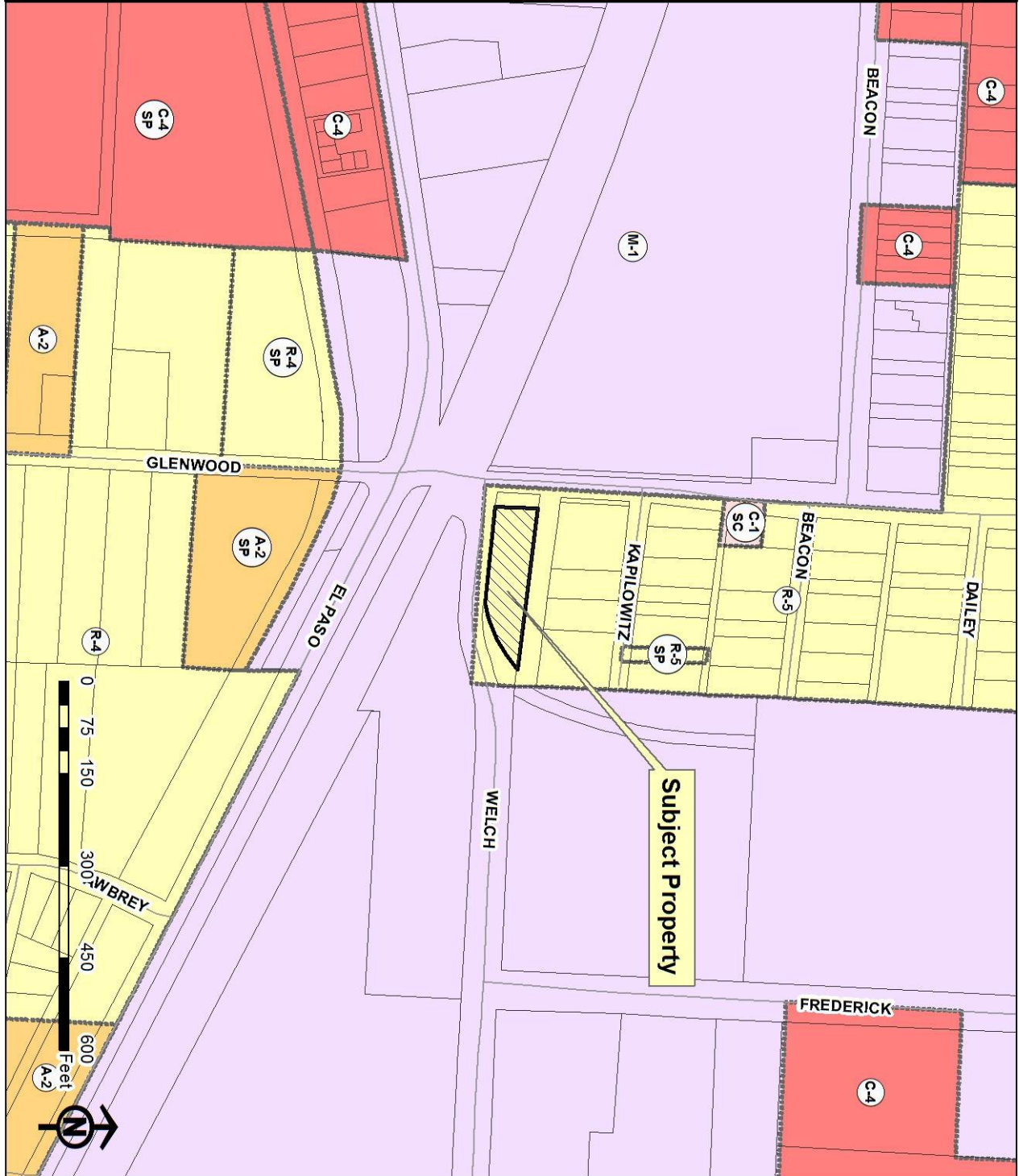
Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

Attachment 4: Support Letter

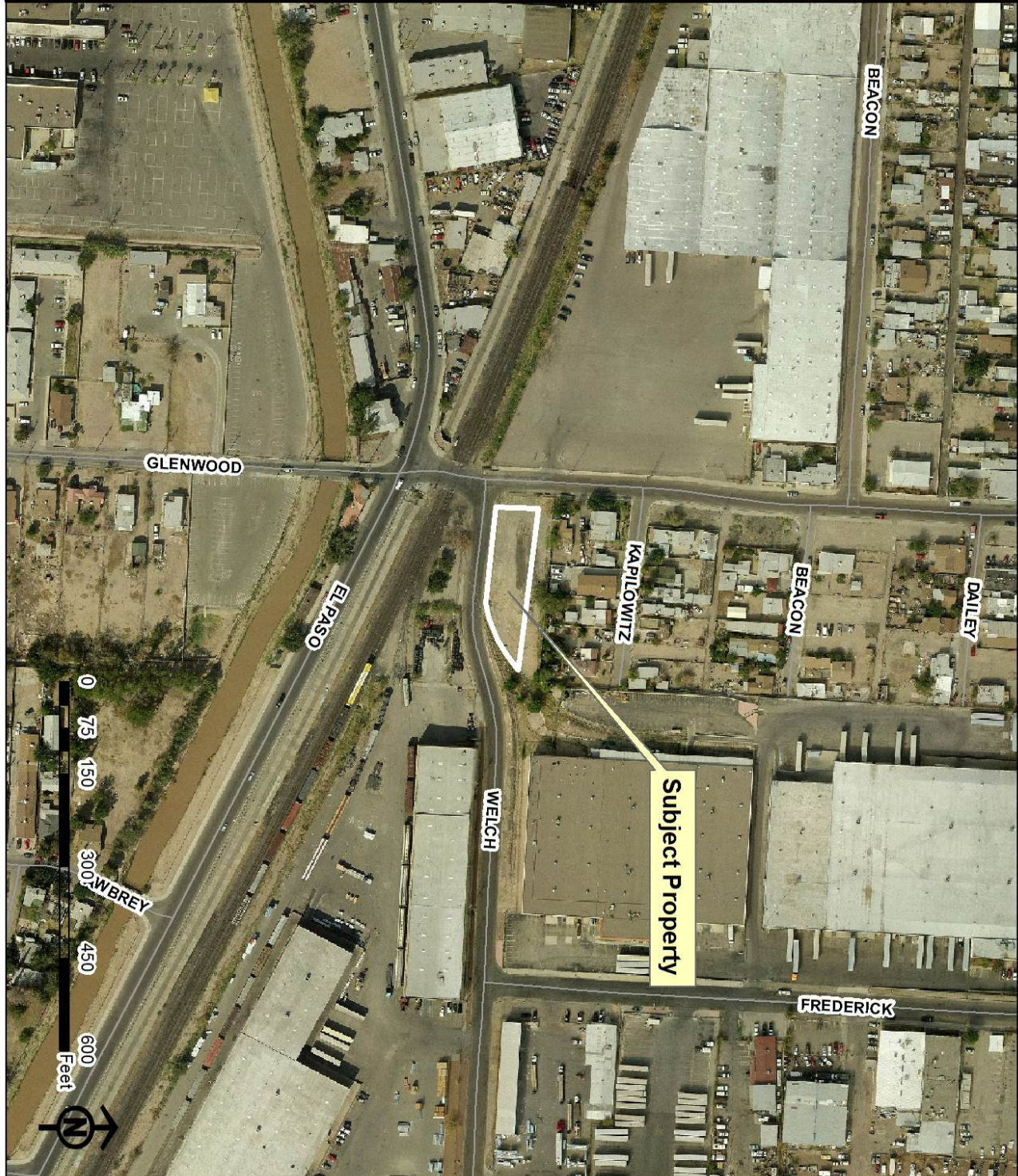
ATTACHMENT 1: ZONING MAP

PZRZ13-00037

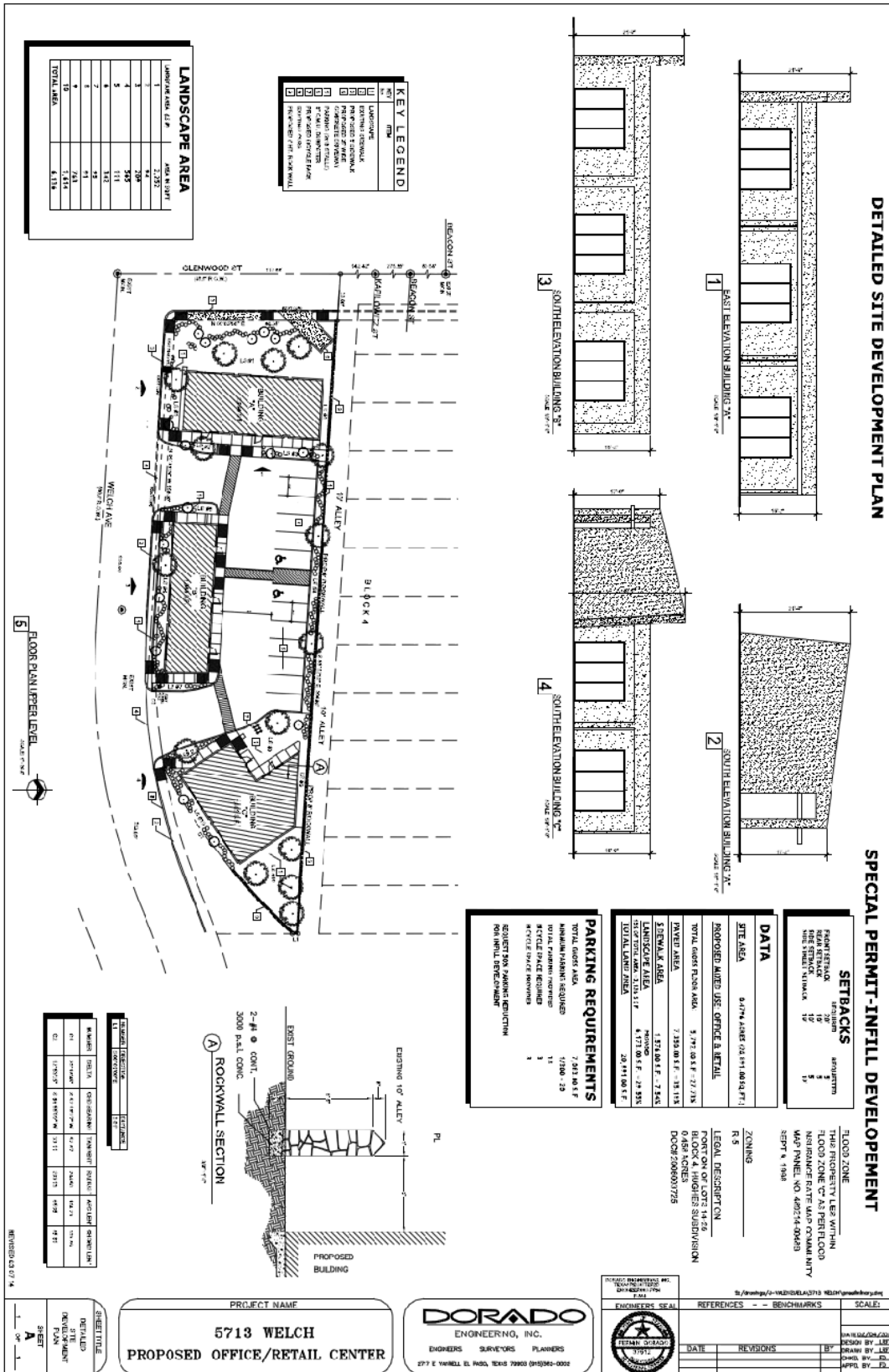


ATTACHMENT 2: AERIAL MAP

PZRZ13-00037



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: SUPPORT LETTER



MIMCO INC.
Commercial Real Estate Management & Investments

April 14, 2014

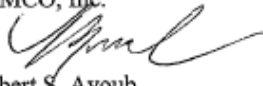
City Development Department – Planning Division
P.O. Box 1890
El Paso, TX 79950-1890

RE: Case Number PZRZ13-00037

To Whom It May Concern:

We received notice of the public hearing to rezone the property located at 5713-5717 Welch Avenue. MIMCO fully supports the proposed zoning change from R-5 (Residential) to S-D (Special Development) to allow for retail and office. If you have any questions please call me at (915) 779-6500. Thank you.

Sincerely,
MIMCO, Inc.


Robert S. Ayoub
President

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